





**** MODERN DETACHED HOME ** GENEREOUS GARDEN & PLOT ** WELL PRESENTED INTERIOR ACCOMMODATION ** THREE RECEPTION ROOMS ** FOUR BEDROOM & TWO EN-SUITES ****

A luxurious executive residence situated in a quiet cul-de-sac, this detached family home boasts a high standard of internal accommodations on a spacious plot. Featuring UPVC double glazing, the generously proportioned layout includes an Enclosed Front Porch, Entrance Hallway, Lounge with an appealing front view, Dining Room, Study, Breakfast Kitchen, Guest Cloakroom, and Utility Room.

On the first floor, you'll find Four Generously Sized Bedrooms, Two with En-suite Shower Rooms, and a Family Bathroom. The outdoor space encompasses a substantial plot with a double-width driveway leading to a single garage and well-designed enclosed rear gardens. The property is adorned with tasteful decorations throughout, and we highly recommend an internal viewing to fully appreciate the abundance of living space offered. Viewing is available by appointment only.



FRONT ENCLOSED PORCH

RECEPTION HALLWAY

With under stairs storage cupboard and laminate floor covering.

GUEST CLOAKROOM

Fitted with a modern white cloakroom suite, WC and hand wash basin and window to the side aspect.

LOUNGE

13'4" x 12'5"

With a double glazed bay window to front elevation and radiator. The focal point of the room being living flame coal effect gas fire with feature style surround, TV point, telephone point, double glazed window to side elevation and double doors back to hallway.

DINING ROOM

12'0" x 10'0"

With double glazed UPVC door to garden, with windows overlooking garden, radiator, and door to hallway.

STUDY

6'8" x 6'7"

With double glazed window to front elevation, TV point and radiator.



DINING KITCHEN

10'0" x 12'0"

A modern fitted kitchen incorporating a one and a half bowl single drainer sink unit with mixer tap built into a roll edge preparation worksurfaces, tiled splashback. A wide selection of base cupboards and drawers with matching eye level wall units, double glazed window to rear elevation, radiator, integral double oven and gas hob with extractor fan above and double glazed window to side elevation, radiator, space for dishwasher and door to the utility room.







UTILITY ROOM

6'8" x 4'11"

With work surface, freestanding appliance spaces, sink unit and door to the rear garden.

FIRST FLOOR LANDING

With an airing cupboard, loft access, window to the front aspect.

MASTER BEDROOM

12'10" x 11'7"

With a double glazed window to front elevation, two built in double wardrobes, radiator, TV point and door through to:

EN SUITE SHOWER ROOM

7'8" x 5'7"

Featuring a three-piece shower room suite, comprising of low-level WC, pedestal wash hand basin, shower cubicle with complementary tiling to wall coverings, central heating radiator, UPVC double glazed, frosted glass window to the side elevation, shaving point and extractor fan.

BEDROOM TWO

11'5" x 10'2"

With a double glazed window to rear elevation, radiator, TV point and door through to en-suite.

EN-SUITE SHOWER ROOM

5'8" x 4'11"

Featuring a three-piece shower room suite, comprising of low-level WC, pedestal, wash hand, basin, shower cubicle with complementary tiling to wall coverings, central heating, radiator, UPVC double glazed, frosted glass window to the side elevation, shaving point and extractor fan.

BEDROOM THREE

12'6" x 10'0"

With a double glazed window to rear elevation, sky light window to side, TV point, and radiator.

BEDROOM FOUR

13'2" x 6'9"

With a double glazed window to front elevation, TV point, and radiator.

FAMILY BATHROOM

7'0" x 6'5"

Featuring a three-piece family bathroom suite, comprising of low-level WC, pedestal wash hand basin, panel bath unit, UPVC double glazed, frosted glass window to the rear elevation, shaving point, extractor fan and central heating radiator.

OUTSIDE

The home is set back from the road with a double width block paved driveway leading to a single integral garage. Side gate leads to an established landscaped garden with patio and lawns with fenced screen boundaries, offering a good degree of privacy.



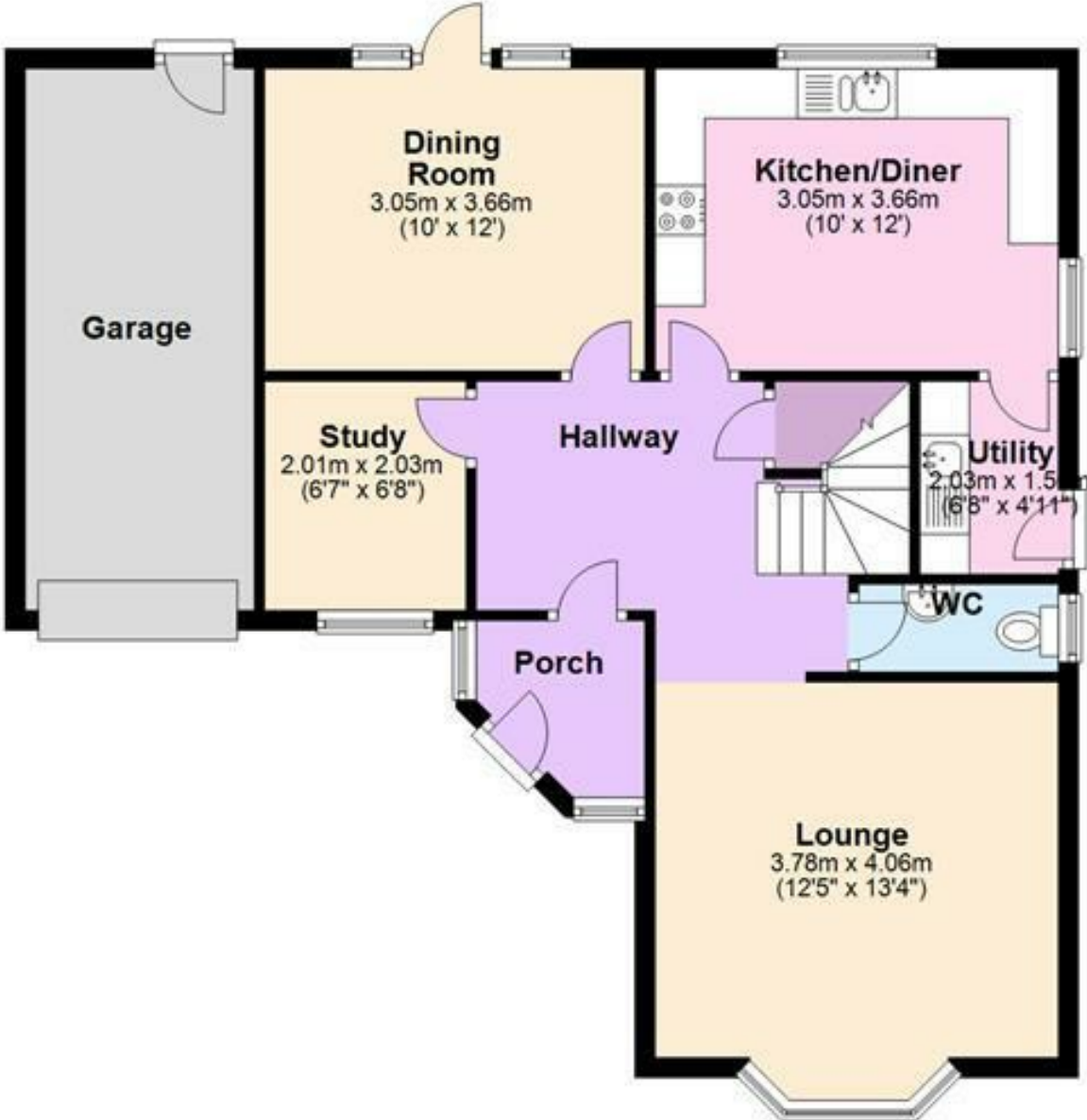






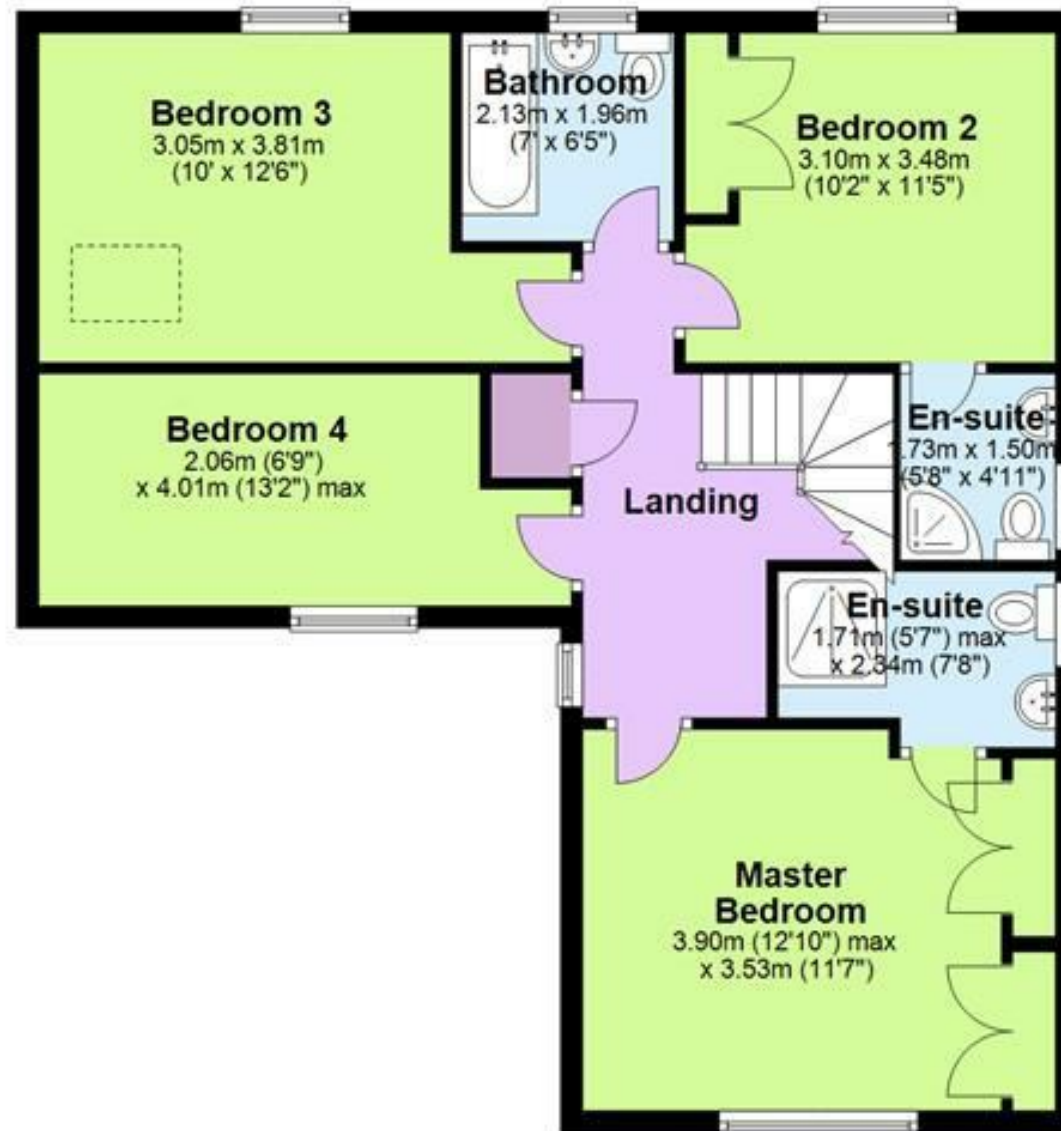


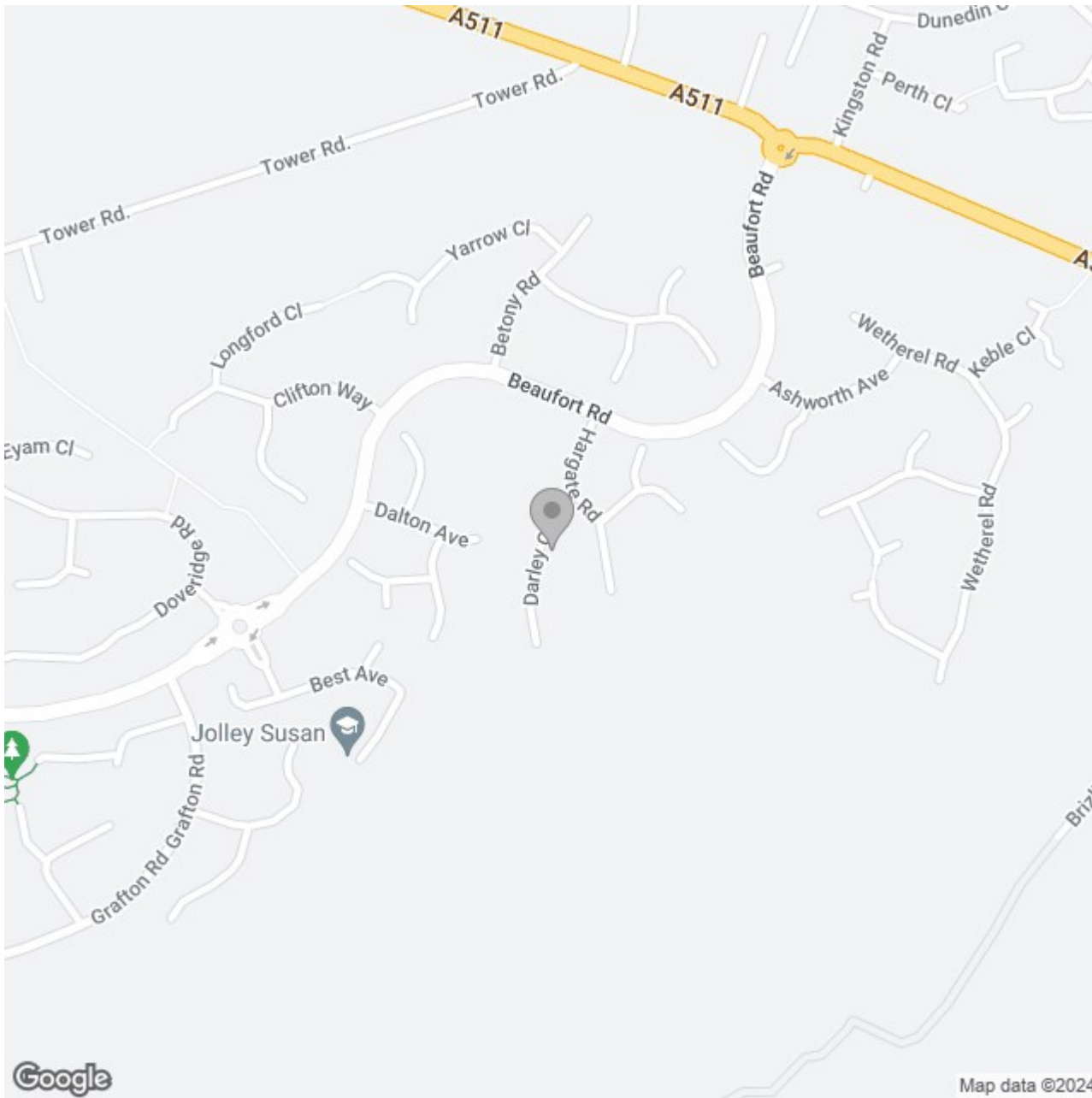
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson
-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	